



Application Date: _____

Town of Scituate Planning Board

**ATTACHMENT A - DESIGN REVIEW FOR BUSINESS, COMMERCIAL, MIXED USE
AND MULTI-FAMILY DEVELOPMENT (SECTION 750)**

August 2019

GENERAL DESIGN GUIDELINES AND STANDARDS

Type and Number of Buildings (See Section 750.1):

Type of Building	Number of Buildings
Single Family Attached Dwelling (Townhouse or Rowhouse)	
Multi-Family Building	
Live/Work Building	
Mixed Use Building	
General Commercial Building	
Gas Backwards Building	

Scale, Placement, and Orientation of the Building(s) (See Section 750.5.A and B):

Generally Described: _____

Dimensional Requirements (See Section 750.6):

Design Standards	Building 1	Building 2	Building 3
Lot Size (S.F.)			
Street Frontage (Linear Feet)			
Lot Depth (Feet)			
Front Yard Build-To-Zone (Feet)			
Front Yard Build-To-Zone Occupancy (%)			
Side Yard (Feet)			
Rear Yard (Feet)			
Outdoor Amenity Space Coverage (%)			
Design Standards			
Building Height (Stories/Feet)			
Roof Type and Pitch			
Street Facing Wall Width (Feet)			
Street Facing Entrance (Y/N)			
Building Footprint (S.F.)			
Additional Standards			
See Sec. 760.6, Table 1			

Corner Lot Clearance: If the building is on a corner lot does it meet the minimum setback and orientation requirements of Section 750.5.B.6? _____

Building Stepback and Street Enclosure: If the building is taller than 25 feet is it setback or stepback from the street right-of-way in accordance with Section 750.5.D., Figure 6? _____

Building Proportions and Façade Composition: Does the building(s) meet the general requirements of Section 750.5.E.1-6 for vertical and horizontal façade articulation? _____

Façade Transparency: Does the building(s) meet the general requirements of Section 750.5.E.7 for ground floor and upper floor façade transparency? _____

Roof Shape and Pitch: Does the building(s) meet the general requirements of Section 750.5.F for roof shape and pitch? _____

Exterior Treatments: Are the exterior treatments and materials of the building(s) consistent with the general guidelines under Section 750.5.G? _____

Penthouse: Does the building(s) include a penthouse dwelling unit that complies with the requirements of Section 750.6.B? _____

BUILDING FRONTAGE ZONES

(See Section 750.7 and Section 753 – Public Realm Standards)

Frontage Zone Activation: Does that applicant intend to activate the Building Frontage Zone?

Private Frontage Zone: _____ Public Frontage Zone: _____

Building Activation Encroachments: Does the intended activation encroachment onto a public or private frontage zone meet the requirements of Section 750.7.B, Table 1 and Figure 12?

Type of Activation	Y/N	Description
Sidewalk Dining Terrace		
Storefront Display		
Sandwich Board Sign		
Projecting Signs and Banner		
Awning		
Balcony		
Bay Window		
Arcade		

DEVELOPMENT SITE STANDARDS

(See Section 750.8)

Development Site Frontage: Does the development site have a least 50 feet of frontage on a public or private street which provides access to internal roads that serve the development (See Section 750.8.A)? _____

Block Design Standards: If the development site creates blocks served public or private streets does it meet the design standards for maximum block length, maximum block perimeter, access and utilities (See Section 750.8.B)? _____

Site Landscaping: Does the development site meet the requirements for landscaping under Section 770 and Section 750.8.C? _____

Parking Placement, Access, and Screening: Does the development site meet the parking requirements under Sections 750.8.D:

Is parking places outside BTZ and at least 5 feet behind the buildings front elevation? _____

Is the applicant seeking a Special Permit from the Planning Board to waive the requirement above? _____

Is there a sufficient Street Screen between the parking lot and street or sidewalk? _____

Is there only one driveway curb cut on the development site _____

Is there a shared driveway or internal connections to adjacent parking lots (encouraged): _____

Also see Section 760, 770.6.I and fill out Attachment C. _____

Utilities: Does the development site meet the requirements for underground utilities and placement and screening of trash and service areas under Section 750.8.E. _____

Additional Application Forms

Sustainable Development: If your development is in a Water Resources Protection Overlay District, Floodplain & Watershed Protection Overlay District, or Village Center & Neighborhood districts see Section 751 – Low Impact Design Standards and complete Attachment B.

Parking: If your application includes the parking for commercial, mixed use or multi-family buildings see Section 760 Parking Requirements and complete Attachment F.

Outdoor Amenity Space: If your application includes the development of business, commercial, mixed use, or multi-family buildings, or a cottage court see Section 752 – Open Space Standards and complete Attachment C.

Public Streets and Sidewalks: If your application includes the construction of new public streets or sidewalks, or the improvement to existing public streets and sidewalks see Section 753 – Public Realm Standards and complete Attachment D.

Affordable Housing: If your application includes the production of new affordable housing units see Section 754 – Fair Housing and Affordability Standards and complete Attachment E.

SECTION 750 TABLE 1.A - C: DESIGN STANDARDS BY BUILDING TYPE							
		ATTACHED SINGLE FAMILY DWELLING (SFA)	MULTI-FAMILY BUILDING (MFB)	LIVE-WORK BUILDING (LW)	MIXED USE BUILDING (MUB)	GENERAL COMMERCIAL BUILDING (GC)	GAS BACKWARDS (GB)
1.1 ILLUSTRATIVE DIAGRAM							
1.2 DEFINITION		An attached single family residential building with narrow massing and may be located on individual or common lots. Each unit is separated horizontally by a common wall and groups of buildings may be separated by a common driveway or community space.	A residential building with three (3) or more dwelling units vertically and horizontally integrated and accessed by common entrances and hallways. Dwelling Units may be ownership, rental, and share-based. MF Buildings are not intended for non-residential uses.	A small residential building with one (1) dwelling unit and one (1) ground floor commercial unit. Live/Work units are occupied by the owner of the building and the commercial operation.	A variable size building that typically accommodates a variety of ground floor commercial uses and upper residential and office uses at a scale that is compatible and complimentary to its given district.	A variable size building that typically accommodates a variety of ground floor commercial uses and upper office uses at the scale that is compatible and compliments to its given district. GC Buildings are not intended for residential uses.	This building type reverses the conventional site layout for gas stations with convenience store by placing the storefront along the street line and the gas pumps and canopy behind. This reverse layout highlights the building, shields the utilitarian pump/canopy and pulls the curb-cuts away from the intersection, creating easier access.
2. LOT STANDARDS							
2.1	Lot Size (S.F.) (Min.)	1,200 SF (if on separate lot)	Not Required	Not Required	Not Required	Not Required	Not Required
2.2	Street Frontage (Min./Max.)	18 Ft. / 24 Ft.	80 Min.	40 Min.	50 Min.	50 Ft.	100 Ft..
2.3	Lot Depth (Min./Max.)	50 Ft	Not Required	NR	NR	NR	100 Ft..
2.4	Front Yard Build-To-Zone (Min./Max.)	5 Ft. / 15 Ft.	10 Ft. / 30 Ft.	0 Ft./15 Ft.	0 Ft. / 20 Ft.	0 Ft. / 20 Ft.	5 ft. / 20 ft. (Primary and Secondary Streets)
2.5	Side Yard (Min.)	0 Ft	15 Ft	0 Ft	10 Ft (0 Ft if Common Wall)	10 Ft (0 Ft if Common Wall)	20 Ft.
2.6	Rear Yard (Min.)	15 Ft	20 Ft	20 Ft	20 Ft	15 Ft	20 Ft.
2.7	Outdoor Amenity Space Coverage (Min.)	20%	20%	15%	20%	10%	10%
3. DESIGN STANDARDS							
3.1	Building Height (Max.)	2.5 Stories / 30 Ft.	4 Stories / 40 Ft.	2.5 Stories/30 Ft	4 Stories /40 Ft	3 Stories/40 Ft	1.5 Stories/24 Ft.
3.2	Street Facing Wall Width (Min.)	18 Ft.	60 Ft.	80 Ft.	60 Ft.	60 Ft.	40 Ft.
3.3	Street Facing Wall Width (Max.)	18 Ft. / 24 Ft.	100 Ft	100 Ft	150 Ft	100 Ft	80 Ft.
3.4	Street Facing Entrance	Required	Required	Required	Required	Required	Required
3.5	Maximum Building Footprint (SF)	Not Applicable	Not Applicable	Not Applicable	20,000 SF	20,000 SF	4,000 SF

4. ADDITIONAL STANDARDS							
4.1		Off-street parking is not allowed between the buildings			One-Story buildings must have a minimum street facing façade height of 18 feet.	One-Story buildings must have a minimum street facing façade height of 18 feet.	Gas station canopies should be designed as an integral part of the station architecture whenever possible.
4.2		A maximum of eight (8) units can be attached by a common wall before accessway of 20 feet is provided for pedestrians, vehicles or outdoor amenity space.			Side Setback is not required when there is a common wall; A minimum 10 foot side setback is required when there is no common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Side Setback is not required when there is a common wall; a minimum 10-foot side setback is required when there is not a common wall to accommodate pedestrian and/vehicle access to the side and rear of the property	Secondary entrance required to the rear for access to gas pumps.